# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **30** day of **July**, **2001**, by and between **Thomas J. Trimble, Trustee of the Frances Trimble Burton Living Trust**, party of the first part, and **Elliot Houser** party of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**.

See Exhibit "A"

Parcel #: 83/06/79.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book **547**, Page **13**, in said Register's Office, and except for any **2001 Davidson** County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Thomas J. Trimble

**Thomas J. Trimble, Trustee of the Frances Trimble Burton Living Trust**

Davidson County DEEDWARR
Recvd: 07/31/01 16:52 3pgs
Fees:18.00 Taxes:608.47

20010731-0081238

STATE OF NEVADA, COUNTY OF CLARK

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas J. Trimble, Trustee of the Frances Trimble Burton Living Trust** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this ~~30~~ 26 day of **July, 2001.**

Shirley C. Musselman
Notary Public

My commission expires: April 8, 2003

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Shirley C. Musselman
Appt. No. 99-24157-1
My Appt. Expires April 8, 2003

**********

Property address: **813 A Setliff Place**
**Nashville, Tennessee 37206**

Owner's name: **Elliot Houser**

and address: **813 A Setliff Place**
**Nashville, Tennessee 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Same as Property

This instrument prepared by:
**Elite Title Company, LLC**
**109 Westpark Drive, Ste. 109**
**Brentwood, TN 37027**

**File No.: 6-010247**

**Return to:** **Elite Title Company, LLC**
**109 Westpark Drive, Ste. 109**
**Brentwood, TN 37027**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$164,450.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **30** day of **July, 2001.**

Cheryl M. Traverse
Notary Public

My Commission Expires 12-20-03

(FOR RECORDING DATA ONLY)

CHERYL M. TRAVERSE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

# Exhibit "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 24 on the Plan of Roy F. Williams' Subdivison of the Hunter Tract as of record in Book 547, page 13. Said Lot No. 24 fronts 50 feet on the easterly side of Setliff Street and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Thomas J. Trimble, Trustee from France Trimble Burton, formerly M. Frances Trimble by Warranty Deed dated November 9, 1999 and recorded in Book 11739, page 415 of the Register's Office for Davidson County, Tennessee. Also acquired in Book 4461, page 5 of the Said Register's Office.

**Parcel No: 83/06/79.00**